

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

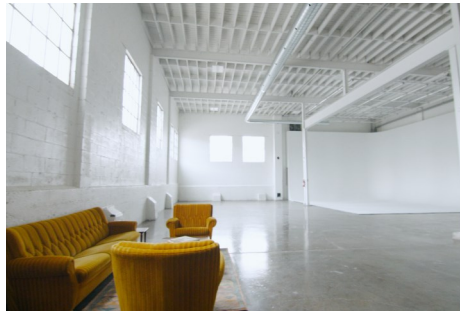
INDUSTRIAL / RETAIL SPACE FOR LEASE

BBSREALTY.COM

\$15.00PSF
NET RENT

\$2.50PSF
T.M.I. (2024)

3,800
SQUARE FEET



3 Gertrude Street, Hamilton, ON

Stunning former film studio offers high ceilings (18'11") complete with a Cyclorama Wall (H: 16' - L: 28' - W: 24') with a lighting grid above the Cyc Wall. With south and west facing windows (and black out window coverings), a 12 foot bay door for access with a man door there is ample light opportunities in this white walled unit. There is a kitchen, 'green room' or office area, washrooms in a unique layout.

Evan Apostol
Broker

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Keriann Harlow
Sales Representative

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HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite , Hamilton, ON L8P 1H1
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INDUSTRIAL / RETAIL SPACE FOR LEASE

There is street parking and some gated parking on-site. Easily located between Barton Street and Burlington Street allows for easy commute from the QEW and Nicola Tesla Blvd. Close to Carstar Hamilton, Concrete Supplies, B&T Steel, Stolk Machine Shop, this is a perfect industrial/service opportunity for most uses!

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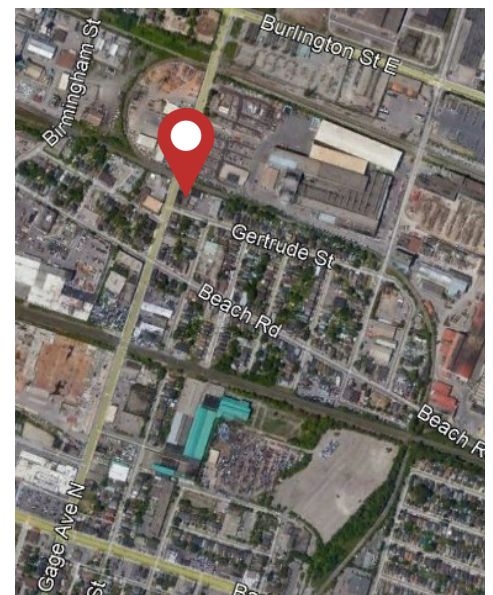


PROPERTY DETAILS

NET RENT	\$15.00PSF
T.M.I. (2024)	\$2.50PSF
SIZE	3,800SF
CEILING HEIGHT	18'
KITCHENETTE	Yes
LOADING DOORS	(1) Grade Level 14' x 12'
PARKING	(4) Surface
WASHROOMS	2
ZONING	M6 Exception 375

PROPERTY DETAILS

- Former film studio
- High ceilings 18'11"
- 12' bay door
- Kitchen / green room
- Gated surface parking
- Street parking
- Easy access to QEW & Nicola Tesla Blvd.



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